

SOUTHWIND LAKES RULES & REGULATIONS

The following are a list of Rules and Architectural Guidelines adopted by the Board of Directors.

For a complete copy of your association documents, please visit www.swlhoa.com.

GENERAL

1. Trash pick-up is Monday and Thursday. Monday includes yard waste. Thursday includes recycling and bulk. Trash containers must be stored NOT in plain view from the street and may only be placed at the curb after 3pm the day prior to pick up and removed the same day as pick up.
2. No swimming is permitted in any of the lakes and canals within Southwind Lakes.
3. All homes must have their street address posted so it is easily visible from the street.
4. Boats, trailers, or campers must be kept behind the home's setback and with a 6ft high screen from street view (see PBC code). No automobile more than a one-ton rating shall be stored anywhere on the property.
5. No unsightly items or debris should be visible from the street, on driveways, front lawn, or in the front of the house.
6. No interior furniture is permitted on the exterior of the house, only outdoor rated furniture is allowed.
7. Driveways, walkways, and sidewalks must be kept free of any mildew stains, weeds and debris.
8. No parking over the sidewalk, or within 6ft of a mailbox. These are ticket-able offenses.
9. Lawns must be mowed at least two (2) times per month from October to April; and at least every tenth (10th) day from May to September.
10. Lawns must be edged around the driveways and sidewalks and free of weeds.
11. Lawns must be maintained so that there are no dead spots, weeds, or brown and dying grass. Should the grass have any of the above, the Association, at its sole discretion, can request that the lawn be re-sodded upon notice to the Owner.
12. Homeowners may not plant any tree or shrub in any swale area, or place fixed objects in the County Right of Way, Lake Easements or Utility Easements, per Article XIII, Section 14 of the Declaration, without prior approval from the SWL Board or permits from County agencies or utilities. Homeowners with plants, trees or fixed objects in easements must remove them at their own expense IF the SWL Board or County agencies or utilities require access or removal.
13. Residents must keep all hedges and shrubs no higher than four (4) feet in the front of the home and eight (8) feet on the side/rear as per PBC Code Ordinances.
14. Trees must be maintained in a tidy fashion and should not interfere with common property such as streetlights, sidewalks or stop signs, or impair the safety of SWL.
15. Trees in the lake easement must be maintained by the homeowner.
16. Dead palm fronds and coconuts should be removed during hurricane season.
17. Trees should be trimmed annually in order for air to circulate to prevent the tree from falling and causing harm or property damage.
18. Landscape debris must be secured. No piles of any size are to be left at the curb during a storm.
19. Tarps on your home or roof are permitted for no longer than 14 days without prior written approval.
20. Hurricane shutters may be put up 72 hours in advance of a storm and must be taken down 48 hours after the storm has passed. Unless prior association permission was granted. The association will take into consideration the severity of the storm when issuing any type of violations for infractions to these rules.
21. No air conditioning units are to be installed except on the side or rear of the residence and shielded from view of the street by shrubbery, fences, or walls, per Article XIII, Section 16 of the Declaration.
22. No antenna may be installed on the exterior of any dwelling which exceeds the highest peak in the roof by more than 6 feet, per Article XIII, Section 17 of the Declaration.
23. No unlicensed, unregistered, or inoperable vehicles are allowed.
24. For sale signs may only be placed on the respective property for sale and should not exceed four square feet. Yard sale signs must be removed immediately after the sale ends. Lost pet signs must be removed once the pet is found.
25. No trade or business may be conducted, or any commercial use made of any residential lot.
26. No nuisance will be allowed upon any lot or any use or practice that is a source of annoyance to other lot owners or interfere with peaceful possession and proper use of the Lots by the residents thereof.
27. No solicitation of any kind is permitted.
28. Halloween lights and decorations are permitted from October 1st to November 10th.
29. Winter holiday lights and decorations are allowed from November 1st to January 25th.

POOL, CABANA, BASKETBALL & TENNIS COURTS, PARKING LOT, CLUBHOUSE

1. Pool and cabana use is restricted to homeowners and their guests or lessees. Homeowners and their guests and/or lessees are responsible for the safety, decorum, activities, and damage caused by themselves, their family and guests. Guests may not use the pool or cabana unless they are accompanied by the Homeowner or Lessee with a valid lease agreement.
2. A maximum of 3 guests per Southwind Lakes household/address are permitted for all recreation areas including the pool, basketball courts, tennis/pickleball courts and playground, without written HOA approval.
3. No organized tournaments or events of any kind are permitted without HOA approval.
4. In accordance with Florida Department of Health, Chapter 514, the swimming pool and cabana area may not be used between dusk and dawn, unless approved by the Board of Directors.
5. All persons must shower before entering the pool.
6. Pool facilities do not have a lifeguard. Use at your own risk.
7. Diving, jumping, running or rough play is prohibited on the pool deck.
8. No patio furniture is allowed in the pool.
9. Food and drink are not permitted in the immediate pool area. No glass of any kind is permitted in any of the recreational areas.
10. Children who use diapers must wear waterproof 'swim diapers' when in the community pool.
11. Children under 14 years old must be properly supervised by an adult in all common areas.
12. No trade, business, or profession, or any other type of commercial activity shall be carried on within the Subdivision, per Article II, Section A, of the Declaration.
13. No exclusive use is permitted for any recreational area.
14. Parties may not be held in the pool area without prior written consent of the Association through the Property Management office and require a deposit of \$100.00.
15. The Board will determine the cost for residents to rent the Clubhouse and may choose to modify this amount through a board vote for future rentals and will also require a deposit of \$100.00.
16. Homeowners and/or lessees are responsible for cleaning the clubhouse, cabana and/or pool area after use. All recreational facilities must be left in the same condition they were found, or the deposit will be used to restore the area, and the cost of any damages will be assessed to the homeowner.
17. Disruptive noise produced from loud radios, devices or equipment which constitutes interference with the pleasurable use by other homeowners, is not allowed.
18. Chairs and lounges are available for use by all homeowners and guests on a first come, first serve basis and may not be reserved. No furniture may be removed from the pool area.
19. Chairs and lounges are to be covered with a towel or covering before use.
20. Rocks/stones or debris of any kind are not permitted in the pool. Additional costs uncured for the removal of any items will be assessed to the homeowner.
21. No gates or bathroom doors may be propped open at any time.
22. Tennis, basketball, and pool area must be kept locked at all times.
23. The tennis court may only be used for tennis and pickleball.
24. The basketball court may only be used for basketball.
25. The tennis court may not be lit or used after 10PM.
26. All Gates will be automatically locked at 10PM. No re-entry will be allowed.
27. Pets are not permitted within the pool, tennis, basketball, or playground areas.
28. Bicycles, skateboards, roller skates, scooters and recreational wheeled vehicles are not permitted in any of the fenced recreational areas.
29. There will be no overnight parking at the recreation area unless the Board has approved.

KEY FOBs

1. Key fobs will be distributed to homeowners only at an initial cost of \$10.00. Only the Association or its Agents may issue a Key Fob. Key Fobs may not be copied or duplicated, either intentionally or unintentionally, and such will be treated as a violation by the Association. The Association shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of these Rules and Regulations. Failure by the Association to enforce any rule, covenant, or restriction herein contained shall in no event be deemed as a waiver of the right to do so thereafter. In any such suit, the prevailing party shall also be entitled to recovery of all costs and expenses including court costs and attorneys' fees.
2. Any additional or replacement fobs will be \$40.00 with a maximum of 2 per household.
3. Renters are not permitted to request or pick up key fobs.
4. Verification of name and Southwind Lakes address will be required.
5. If a key fob is lost, the assigned homeowner is responsible for reporting it to management for deactivation.

6. The assigned homeowner will be held responsible for all actions and/or damage of those using the fob for access into any of the recreation areas.
7. The Board of Directors may revoke your usage of the recreation areas if you are in violation of the Rules provided, Palm Beach County Code and the Health Department.
8. The Board will revoke your key fob and usage of the recreation area if any duplicates or replicas are made and used to again access.
9. The Board will revoke your key fob and recreation area access if you are found propping open gates or bathrooms or allowing access to those who do not have a fob or live in the community.
10. The Board of Directors will be responsible for determining the cost and means for accepted payment.

PET RULES

1. All household pets must be kept on a leash at all times, on or off the pet owner's property, except when the pet is enclosed within a fence.
2. All pet excrement must be immediately removed from the property including community property, private property, and the owner's property. All pet excrements must be disposed of in a covered trash can.
3. Homeowners are responsible for complying with all regulations set for by Palm Beach County with respect to licensing and vaccinations.
4. Homeowners are required to ensure their pets do not create a nuisance.
5. Household pets may be kept in reasonable numbers if their presence causes no disturbance to others.

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ARCHITECTURAL CHANGE GUIDELINES

Any material changes to the exterior of a home or its grounds requires submission to the Southwind Lakes Architectural Review Committee (ARC) for review and approval prior to the commencement of any work.

1. Homeowner must be current on all HOA dues before applying for an ARC request.
2. If a homeowner has any open violations, they must be remedied prior to submission of any new architectural projects OR must be addressed as part of the proposed project and included in the request.
3. An application for architectural review must be submitted to the Southwind Lakes ARC along with plans, photos and/or drawings, material samples/images and property surveys.
4. Homeowners are responsible to obtain all necessary permits and/or removal agreements for utility easement encroachments.
5. Periodic inspections may occur at the discretion of the ARC during and upon completion of project work.
6. Any modification completed after being denied or that has not been approved, may result in legal action by the Board of Directors. The homeowner will be responsible to pay any and all costs associated with rectifying the issue and bringing it to acceptable standards.
7. No wall, hedge, or fence may be erected without proper submission and approval.
8. No permanent hurricane storm shutters, impact windows and doors, garage or front doors, sheds, roofs, driveway modifications, swimming pools or additions may be installed/erected without proper submission and approval.
9. No above ground propane tanks are permitted. Only underground with the hood to be screened with landscaping.
10. All generators must be installed on a concrete pad and screened from the street and neighboring lots with landscaping or an enclosure.
11. No outdoor fireplace or grill may exceed six (6) feet in height upon the natural ground elevation of the lot.
12. Homes may be painted with colors on the current approved palette (found on swlhoa.com), however still require ARC approval prior to painting. All features of the property will be taken into consideration to determine approval, such as roof color, driveway type/material, house style, etc.
13. If repainting your house the existing color, an application is required. Paint colors must be from the approved color schemes.
14. If a house has a brown roof, gray paint is not permitted, or if the house paint is gray, a brown roof is not permitted.
15. If installing a shingle roof, no blue, red or green tones will be allowed. Shingle roofs may not be painted.
16. If installing a metal roof, no blue, red, green, metallic, weathered colors or acrylic coated will be allowed.
17. If painting a roof, only barrel and metal roofs will be considered for paint, no blue, red, or green tones will be allowed.

18. If painting your driveway, the swale must also be painted the same color and prior approval is required.
19. Driveways may only be painted with colors on the current approved palette (found on swlhoa.com), however still require ARC approval prior to painting.
20. If extending or remodeling your driveway, only one (1) material is permitted. There must be landscaping/plant beds bordering the front of the house. No concrete or pavers are permitted to come directly to the house apart from a walkway or small patio area.
21. The driveway may not extend to be in front of the front door. Circular driveways are permitted. Only one driveway is permitted per lot. Three (3) car wide driveways will not be permitted. Drainage may not be affected when installing new driveway material in the swale.
22. When installing new fencing it must not exceed 6ft in height and only one material may be used, unless accommodating a lake view. If replacing an existing fence, the section being replaced must be the same material. Fencing seen from the street must be the same material.
23. New chain link fences must be vinyl coated in green or black.
24. No metal privacy fences are allowed.
25. Wood fences must be stained or painted and maintained in good condition.
26. Fencing for lake or canal lots will be reviewed on an individual basis and approved at the discretion of the ARC. The fence may not extend beyond the property line and may not obstruct neighbors' views. 4ft wide access gates must be installed for maintenance access.
27. Fence replacement or new installation requests for properties that back on to the canal which runs along Yamato are required to install white PVC/Vinyl 6ft high privacy fencing with post toppers, to have a 4ft wide gate for maintenance access.
28. Sheds must not be seen from the street and may require landscape screening.
29. When installing new windows, all frame colors must match. If the front door is the same material/design as windows (aluminum or vinyl with a full light window), the color must match windows. Windows must compliment the aesthetic of front and garage doors.
30. All tree removals require ARC approval. Palm Beach County requires a specific number and type of trees be on a property, which is determined by the property size. The ARC does not certify that any tree removal is code compliant. The homeowner must contact PBC code to determine requirements.
31. Fruit trees may only be planted in the rear of the property. No fruit trees should be planted directly along a property line to avoid fruit dropping on neighboring lots.
32. No artificial turf to be installed in the front yard.
33. The only grass type permitted is Palmetto or Floritam /St. Augustine.
34. Electric/EV charging stations should be installed on the interior of the garage if possible. ARC approval is required to install any type of solar charging station on the exterior of the house with the requirement that it must be screened from view of the street or neighboring lots.
35. Roof mounted solar panels are permitted per FL Statute, however requests must still be submitted and if possible, panel placement is preferred to be on the rear of the roof.
36. All home addition projects are subject to a Construction Agreement and Construction Security Deposit which amounts will not exceed \$5,000.00 and will be at the discretion of the ARC. Deposits will be returned upon Palm Beach County Building inspection approval and issuance of the Certificate of Occupancy.
37. The ARC will have discretion to determine the appeal of the overall aesthetic of each modification and will work with each homeowner to ensure their project is in compliance with community standards. The ARC reserves the right to update these guidelines from time to time.